

BOARD APPROVED NOVEMBER 20, 2007

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman**

**Board Meeting
October 9, 2007
9:00 am**

Minutes

Board Members Attending:

Ray Sandbek, Chairman
Ralph Wirth, Vice Chairman
Richard W. Flora

D. Michael Green
Terry M. Slade (Proxy)
Linda L. Swearingen

Board Members Absent

Jo Gawthrop
William J. Welty Sr.

Staff Attending:

Dawna King, BCE

Guest Attending

Scott Campbell (Applicant)

Meeting Called to Order

Mr. Sandbek called the meeting to order.

Reviewed and discussed previous minutes. Discussion. Several changes were made to the minutes. Mr. Wirth made the motion to approve minutes with the modified changes. Mr. Green seconded the motion. Motion carried, all concurred.

New Business

Discussed update from Mr. Nelson Henderson, HVAC about the investigation of the two potential unlicensed home inspectors.

Discussed update of Regulations and Statutes submitted to LRC. They have been submitted to Senator Tapp for review.

Discussed the Certificate of Insurance. The individual name needs to be under the "Insured" unless they are the principal of that company. Detailed discussion.

Discussed with Ken Leathers, Electrical Inspection Division, home inspectors and the FPE Panels. Discussion. Board will draft a letter for the Electrical Inspection Division and the Electrical Advisory Board about the home inspectors looking at the FPE Panels. More discussion on the FPE Panels.

Discussed additional changes to the previous minutes. Mr. Wirth made the motion to approved the minutes with the additional changes. Mr. Green seconded the motion. Motion carried, all concurred.

Discussed revising the instructions for the Initial Application and Renewal Application. Mr. Wirth made the motion to revise the instructions for the Initial Application and Renewal Application at the next board meeting. Mr. Green seconded the motion. Motion carried, all concurred.

Discussed advertising from Home Inspection Services, Inc. This company is advertising on a business card a home inspector and a licensed electrical contractor. Detailed discussion about home inspectors and licensed electricians. Mr. Wirth made the motion to write a letter to Home Inspection Services Inc. about the advertising of a home inspector and electrical contractor. Mr. Slade seconded the motion. Motion carried, all concurred.

Reviewed expired licensees for the month of September. HI-2138 James R. Aubrey, Louisville, KY; HI-2205 Randy A. Capps, Hopkinsville, KY; HI-2092 Eric M. Watts, Leavenworth, IN; HI-2203 Brad E. Winchell, Rineyville, KY. These licensees did not renew their license by September 30, 2007, therefore their license is expired. Mr. Wirth made the motion to send out the expiration letter for these expired licenses. Mr. Green seconded the motion. Motion carried, all concurred.

Reviewed new applications. Scott Campbell, Hebron, KY; Harry T. Clark, Morehead, KY; Gary McCracken, Lawrenceburg, KY; Steve Miner, Clarksville, TN and Jesse Rippy, New Albany IN. Mr. Slade made the motion to approve these applicants for licensure. Mr. Green seconded the motion. Motion carried, all concurred.

Reviewed new applications lacking some information. Robert Moore, Paintsville, KY and Joshua Wright, Lexington KY. Mr. Slade made the motion to approve these applicants contingent upon receiving the lacking information. Mr. Wirth seconded the motion. Motion carried, all concurred.

Reviewed email from Donald V. Phillips about requesting the board to approve Hondros College Home Inspector Training Course equivalent to the board requirements. Discussion. Hondros College has not made an application to the board to be a Pre-Licensing Course Provider. Mr. Green stated that before the board could review request Mr. Phillips needs to make the application to the board with documentation from Hondros College for the board to review for equivalency.

Executive Session

Break for Lunch

Executive Session

Regular Session

Compliant Case #07-06-04-01. Mr. Green made the motion that the Complaint Review Committee found no reason to take action against this home inspector in this complaint case and recommend that the complaint be dismissed. Mr. Wirth seconded the motion. Motion carried, all concurred.

Discussed “Destination End” Inspection Reports. Made revisions of the letter to be sent to the companies that do the “Destination End” Inspection Reports. Detailed discussion. Mr. Wirth made the motion that Mr. Slade revise the letter. Ms. Swearingen seconded the motion. Motion carried, all concurred.

Reviewed the Advisory Letter to the Home Inspectors and to the Educators about FPE Panels. Made revisions. Mr. Wirth made the motion to approve advisory letter with revisions. Discussion.

Adjournment

Mr. Wirth made motion to adjourn meeting. Mr. Green seconded motion. Motion carried, all concurred. Next meeting is scheduled for November 13, 2007, 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.